

C15/1

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2012-0142

**ZAP DATE:** October 2, 2012

**SUBDIVISION NAME:** D71 Commercial

**AREA:** 107.25

**LOT(S):** 10

**OWNER/APPLICANT:** D71, LP  
(William Archer)

**AGENT:** Alderson Group, Inc.  
(Lynn Alderson)

**ADDRESS OF SUBDIVISION:** 4650 E. SH71

**GRIDS:** MR15

**COUNTY:** Travis

**WATERSHED:** Dry Creek East

**JURISDICTION:** 2 Mile ETJ

**EXISTING ZONING:** N/A

**MUD:** N/A

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** Commercial - Retail

**ADMINISTRATIVE WAIVERS:**

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the D71 Commercial. The proposed plat is composed of 10 lots on 107.25 acres.

**STAFF RECOMMENDATION:** The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION / ZONING AND PLATTING ACTION:**

ZAP  
#10827331

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## VICINITY MAP

nts

MAPSCO 678G

COA GRID ID Q15

DRY CREEK EAST WATERSHED

### PROJECT ADDRESS:

4650 EAST S.H. 71 EB  
AUSTIN, TEXAS 78617

### PROPERTY OWNER:

D 71 LP  
MR. WILLIAM ARCHER  
BO BOVECA